

ORDINANCE NUMBER 2000- 19

AMENDING A SPECIAL USE
TY-WALK LIQUID SALES, INC.
Expansion of Area and Special Use Signs

WHEREAS, Ty-Walk Liquid Sales, Inc. was granted two (2) special uses for property at 60 US Route 52 in Seward Township; and

WHEREAS, one special use was approved by the Kendall County Board on May 9, 1972 for bulk storage and sales of fertilizer and grain elevators and storage as Ordinance #72-13; and

WHEREAS, the other special use was approved by the Kendall County Board on February 19, 1979 for a radio tower repeater station as Ordinance #79-2; and

WHEREAS, the legal descriptions for said special uses are as follows:

Parcel I - The North 334 feet of the East 606.80 feet excepting therefrom the East 461.60 feet of the North 234 feet thereof, of the Southeast Quarter of the Section 13 in Township 35 North, Range 8 East of the Third Principal Meridian situated in Kendall County, Illinois

Parcel II - The South 143.57 feet of the North 477.57 feet of the East 606.80 feet of the Southeast Quarter of Section 13 in Township 35 North, Range 8 East of the Third Principal Meridian situated in Kendall County, Illinois; and

WHEREAS, the approved uses exceed the boundaries of said legal descriptions; and

WHEREAS, the correct legal description is as follows:

Parcel 1 - The North 477.57 feet of the East 606.80 feet of the Southeast Quarter of Section 13 in Township 35 North, Range 8 East of the Third Principal Meridian in Seward Township, Kendall County, Illinois.

Parcel 2 - Commencing at the Northeast Corner of the Southeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian, thence South on the East Line of said Southeast Quarter a distance of 477.52 feet to the point of beginning; thence continue South on said East Line a distance of 81.5 feet; thence West on a line to a point 69.2 feet South of the South Line of the North 477.52 feet of said Southeast Quarter; thence North on a line parallel with the East Line of said Southeast Quarter a distance of 69.2 feet; thence East to the point of beginning, in Seward Township, Kendall County, Illinois.

WHEREAS, Condition #3 of Ordinance 72-13 required the installation of multi-floral rose as a landscape material; and

WHEREAS, the Kendall County Board finds that multi-floral rose is no longer a desirable landscape material and is considered a very invasive species; and

WHEREAS, said property is zoned A-1 Agricultural District; and

WHEREAS, Ty-Walk Liquid Sales, Inc. filed an application for a special use to exceed the number and total area of all signs and to provide illumination on one sign on said property at 60 US Route 52; and

WHEREAS, Ty-Walk Liquid Sales, Inc. requests the special use for signs because of the unique road configuration of US Route 52, proximity to the Ridge Road interchange on Interstate 80, and visibility from Ridge Road requires additional signs and an illuminated sign to provide safe and adequate traffic flow to and from the major highways of Kendall County to facilitate agricultural activities; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, preparation of the findings of fact, and recommendation for approval by the Zoning Board of Appeals; and

WHEREAS, the Kendall County Board finds the unique location and agricultural nature of the operation justifies special consideration with regards to signs.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to allow the following:

1. A maximum of three (3) facility signs as illustrated in attached Exhibit "A":
 - a. A fifty (50) square foot freestanding, entrance sign;
 - b. A one hundred forty (140) square foot sign located on the eastern-most grain bin;
 - c. A five hundred sixty (560) square foot sign located on the western-most grain bin.
2. A maximum of three (3) agricultural product signs; the total area for each sign shall not exceed six (6) square feet.
3. Illumination shall be permitted only on the freestanding, entrance sign.
4. The freestanding, entrance sign shall obtain permission from the Illinois Department of Transportation to be located in its present position or otherwise brought into compliance with regard to location.
5. The petitioner shall dedicate 25 feet of right-of-way along County Line Road, with the plat to be provided by the petitioner.

BE IT FURTHER ORDAINED, that the legal description for Ordinance #72-13, Ordinance #79-2, and this special use ordinance shall be as follows:

Parcel 1 - The North 477.57 feet of the East 606.80 feet of the Southeast Quarter of Section 13 in Township 35 North, Range 8 East of the Third Principal Meridian in Seward Township, Kendall County, Illinois.

Parcel 2 - Commencing at the Northeast Corner of the Southeast Quarter of Section 13, Township 35 North, Range 8 East of the Third Principal Meridian, thence South on the East Line of said Southeast Quarter a distance of 477.52 feet to the point of beginning; thence continue South on said East Line a distance of 81.5 feet;


thence West on a line to a point 69.2 feet South of the South Line of the North 477.52 feet of said Southeast Quarter; thence North on a line parallel with the East Line of said Southeast Quarter a distance of 69.2 feet; thence East to the point of beginning, in Seward Township, Kendall County, Illinois.

BE IT FURTHER ORDAINED, that Condition #3 of Ordinance 72-13 is hereby repealed because of the invasive nature of multi-floral rose on other vegetation.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on June 20, 2000.

Attest:



Paul Anderson
Kendall County Clerk



John A. Church
Kendall County Board Chairman



Front Yard, Freestanding Sign

5'x 10'



East Grain Bin

8'x17.5'



West Grain Bin

Proposed 16'x 35' Sign
Digital Rendering